

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department -  
Constitution of Committee to examine and study FSI / FAR Norms  
in different States of the Country in High Rise Building Category –  
Orders - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT**

**G.O.Rt.No. 901**

**Dated: 28.05.2013  
Read the Following:**

1. G.O.Ms.No.422 MA, Dated: 31.07.1998.
2. G.O.Ms.No.423 MA, Dated: 31.07.1998.
3. G.O.Ms.No.86 MA, Dated: 03.03.2006.
4. G.O.Ms.No.168 MA, Dated: 07.04.2012.

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**ORDER:**

Government vide GO 1<sup>st</sup> and 2<sup>nd</sup> read above, have rationalized the Floor Area Ratio (FAR)/ Floor Space Index (FSI) values and standards of building requirements for different types of buildings, uses and occupancy in Municipalities, Municipal Corporations and Urban Development Authority areas.

2. The Government have issued Revised Building Rules in the year 2006 vide reference 3<sup>rd</sup> read above, wherein specific Floor Space Index (FSI) and plot coverage stipulations were removed. The permissible coverage would be as per the minimum setback to be left within the given site and same is continued in A.P. Building rules 2012 issued vide GO 4<sup>th</sup> read above.

3. As per Revised Building Rules issued vide GO 4<sup>th</sup> read above the built-up area in certain cases like Stepped Type and Podium / Tower Buildings is being achieved at higher FSI upto 5. It was observed that, in case of High Rise Buildings in bigger plots, as there is no limit on FSI, more FSI is achieved. In order to assess the impact of present building rules on Urban Infrastructure, it was decided to make a study of the same.

4. In view of the above, Government hereby constitutes a committee with the following members.

- 1 Metropolitan Commissioner, Hyderabad Metropolitan : Chairman  
Development Authority, Hyderabad
- 2 Director of Town & Country Planning, A.P. Hyderabad : Convener
- 3 Commissioner, Greater Hyderabad Municipal Corporation, : Member  
Hyderabad
- 4 Managing Director, Hyderabad Metropolitan Water Supply : Member  
& Sewerage Board, Hyderabad

5. The Committee shall examine and study the following items and submit a detailed report to the Government for taking further action in the matter.

1. Revised Common Building Rules 2006 / A.P. Building Rules, 2012 and its impact on Urban Infrastructure etc.
2. Comparative analysis of situation prevalent prior to issue of Revised Common Building Rules and after issue of Revised Common Building Rules.

**P.T.O**

**:: 2 ::**

3. FSI / FAR Norms in different States of the Country specially for High Rise Building Category.
4. Study of density aspects resulting out of present rules in relation to infrastructure available.
5. Modalities / Modifications required if any to the Building Rules.
6. Measures for promoting Solar Energy and recycling of waste water in Building Rules.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**B. SAM BOB  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority,  
Hyderabad  
The Director of Town & Country Planning,  
Hyderabad  
The Commissioner,  
Greater Hyderabad Municipal Corporation,  
Hyderabad  
The Managing Director,  
Hyderabad Metropolitan Water Supply & Sewerage Board,  
Hyderabad

**Copy to:**

PS to Principal Secretary to Government MA & UD Department  
PS to M (MA)

**//FORWARDED :: BY ORDER //**

**SECTION OFFICER**